Miami Dade County

Stephen P. Clark Government Center 111 N.W. 1st Street Miami, Fl. 33128



LEGISLATIVE ANALYSIS

Tuesday, July 20, 2004 1:00 PM Commission Chambers

Board of County Commissioners

Public Safety Committee







ORDINANCE PERTAINING TO MINIMUM MAINTENANCE STANDARDS FOR PROPERTY IN THE UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; MODIFYING CHAPTER 19 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA (THE "CODE"); AMENDING SECTION 19-13; PROVIDING AUTHORITY FOR ENFORCEMENT BY CIVIL PENALTY; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

Commissioner Jimmy L. Morales

I. SUMMARY

This proposed ordinance would, for unimproved lots in the unincorporated area (UMSA) that are designated by the BCC for infill housing: (1) specify that property owners have 30 days to comply with warning notices issued per Section 19 of the Code and authorize the Director of Team Metro or his/her designee to, at his/her sole discretion, provide additional compliance time; and (2) exempt these properties from Section 19's height limits for grass, weeds, non-native undergrowth or other dead plant life provided public access to the interior of the lot is prevented by a fence or other means.

II. PRESENT SITUATION

For unimproved lots within UMSA, the Section 19 of the Code now sets 18 inches as the height limit for grass, weeds, non-native undergrowth or other dead plant life within 100 feet from the boundary line of any improved road or of property with a building or structure.

Section 19 of the Code presently states that upon issuance of a warning, the County "shall provide the property owner a reasonable time to come into compliance before the County pursues further enforcement procedures" (Sec. 19-4.2). Team Metro policy pursuant to this provision has been to allow 14 days to come into compliance; extensions are available from the Director of Team Metro (Director) if reasonable action is being taken by the owner to come into compliance.

III. POLICY CHANGE AND IMPLICATION

For unimproved property designated by BCC as for infill housing per Section 17:

	Present	Proposed
Element	Requirement	Requirement
1) Time to come into compliance	14 days	30 days
2) Time extensions	Director	Director (no change)
3) Height limit for grass, weeds, non-native	18 Inches	Unlimited
undergrowth or other dead plant life if public		
access prevented by a fence or other means		
4) Height limit for grass, weeds, non-native	18 Inches	18 Inches (no change)
undergrowth or other dead plant life if public		
access not prevented by a fence or other means		
•		

IV. ECONOMIC IMPACT

There will be no fiscal impact to government. However, the relaxed maintenance provision and the doubling of time to come into compliance may make acquisition of infill housing areas somewhat less expensive for developers.

V. COMMENTS AND QUESTIONS

- The proposed ordinance's provision to waive height limits for grass, weeds, nonnative undergrowth or other dead plant life protects the public safety by requiring a fence or other means to prevent public access, but the proposal does not include any requirement to also screen the overgrown area from public view.
- If people bypass the fence or other barriers and enter the property, whether for mischief or not, it could be interpreted as demonstrating that the property owner did not comply with the proposed ordinance's requirement "that public access to the interior of the lot is prevented at all times by a fence or other appropriate means" in order to qualify for the waiver of height limits for grass, weeds, non-native undergrowth or other dead plant life. If so, the property owner would then be required to limit the growth to not more than 18 inches.

RESOLUTION URGING THE STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES TO REQUIRE MOTORIZED SCOOTERS TO BE TITLED AND REGISTERED AND THEIR OPERATORS TO POSSESS A VALID DRIVER'S LICENSE AS MANDATED BY FLORIDA STATUTES

Commissioner Dorrin D. Rolle

I. SUMMARY

This is a proposal to urge the Florida Department of Highway Safety and Motor Vehicles to improve safety of motorized scooters by requiring the motorized scooters to be titled and registered and requiring their operators to have a valid driver's license.

II. PRESENT SITUATION

Florida Statutes are unclear on the status of motorized scooters. Motorized scooters are defined by Chapter 316, F.S. as "any vehicle not having a seat or saddle for the use of the rider, designed to travel on not more than three wheels, and not capable of propelling the vehicle at a speed greater than 30 miles per hour on level ground." Motorized scooters are specifically exempted from the definition of "motor vehicle" under Chapter 316, F.S. but are not specifically mentioned (neither included nor excluded) under Chapters 320 and 322, F.S.

III. POLICY CHANGE AND IMPLICATION

- For 2002, the U.S. Consumer Product Safety Commission' National Electronic Injury Surveillance System (NEISS) indicates an estimated 5,860 hospital emergency room visits occurred nationwide as a result of injuries from motorized scooter operations.
 - o This is a 22% increase over the 4805 motorized scooter-related emergency room visits that the NEISS estimates to have occurred in 2001.
 - o 1,853 of the motorized scooter-related emergency room visits in 2002 were reported to the NEISS as having occurred on streets or highways. (Note: It is probable that many additional injuries occurred on streets or highways without that information being reported to the NEISS because the injuries were not treated in an emergency room or because the data was not recorded.)

IV. ECONOMIC IMPACT

There is no direct impact to the County budget by this resolution, but adoption of the proposal by the State of Florida could result in lowering of health care costs for persons with and without health insurance.

V. COMMENTS AND QUESTIONS

An August 22, 2001 Consumer Product Safety Commission "Consumer Alert" on motorized scooter injuries and safety is appended as Attachment #1.

Attachment #1

Consumer Alert from CPSC

Consumer Alert: Motorized Scooter Use Increases and Injuries Climb CPSC recommends that riders wear proper safety gear

August 21, WASHINGTON, D.C. - The U.S. Consumer Product Safety Commission (CPSC) today reported 2,250 emergency room-treated injuries associated with motorized scooters in the first 7 months of this year. If injuries continue at this rate, the total estimate for 2001 is expected to show a marked increase over 2000. The first full year in which CPSC collected data on these injuries was 1999. In 2000, there were an estimated 4,390 hospital emergency room treated injuries associated with motorized scooters. This represents more than a 200-percent increase over the 1999 estimate of 1,330 injuries.

CPSC is aware of at least three deaths associated with motorized scooters. Two of the deaths involved children, including a 6-year-old boy in California died after falling off a motorized scooter and an 11-year-old boy in Pennsylvania died when the motorized scooter he was riding crashed into a truck. Also, a 46-year-old man died in California after being struck by an automobile. All of the victims suffered head injuries; none was wearing a helmet.

CPSC recommends that riders wear the same safety gear as we recommend for non-powered scooters - a helmet, and knee and elbow pads. Sturdy shoes also are important. CPSC Chairman Ann Brown said, "Common sense requires that riders of all ages understand the importance of protective gear and observing local safety rules. Have fun outside but don't end up in the emergency room."

In 2000, an estimated 39 percent of the injuries occurred to children under 15 years of age. Most injuries occurred to the arms, legs, faces, and heads. The most common injuries were fractures.

Motorized scooters are increasing in popularity. They are two-wheel scooters, similar to the unpowered scooters, but equipped with either a small 2-cycle gasoline engine or an electric motor and a battery. Some manufacturers are retrofitting stocks of non-powered scooters with electric motors. In addition, kits are available to retrofit non-powered scooters. The gasoline-powered scooters usually cost between \$400 and \$1,300. The electric scooters range from under \$200 to about \$1,000.

Protective gear, including helmet and knee and elbow pads, is available for less than \$35.

CPSC recommends the following safety guidelines:

- Wear a helmet that meets CPSC's standard, along with knee and elbow pads.
- Wear sturdy shoes.
- Owners of motorized scooters should check with local authorities for riding guidelines and restrictions.
- Do not ride at night.
- Children under 12 should not ride motorized scooters.

To link from your web site to this press release on CPSC's web site, go to: http://www.cpsc.gov/cpscpub/prerel/prhtml01/01222.html. The U.S. Consumer Product Safety Commission protects the public from unreasonable risks of injury or death from 15,000 types of consumer products under the agency's jurisdiction. To report a dangerous product or a product-related injury, call CPSC's hotline at (800) 638-2772 or CPSC's teletypewriter at (800) 638-8270, or visit CPSC's web site at http://www.cpsc.gov/talk.html. For information on CPSC's fax-on-demand service, call the above numbers or visit the web site at http://cpsc.gov/about/who.html.

PSC ITEM 3(C) July 20, 2004

Attachment #1

To order a press release through fax-on-demand, call (301) 504-0051 from the handset of your fax machine and enter the release number. Consumers can obtain this release and recall information at CPSC's web site at http://www.cpsc.gov.

News from CPSC U.S. Consumer Product Safety Commission Office of Information and Public Affairs Washington, D.C. 20207

For Immediate Release August 22, 2001 Release # 01-222 Contact: Mark Ross (301) 504-0580 Ext. 1188

RESOLUTION APPROVING ALLOCATION OF \$16,490 TO THE FLORIDA ASSOCIATION OF COUNTIES TO FUND MIAMI-DADE COUNTY'S SHARE OF JUVENILE JUSTICE COST SHIFT LITIGATION

Commissioner Sally A. Heyman and Commissioner Katy Sorenson

I. SUMMARY

This proposed resolution would allocate funds to support the Florida Association of Counties' litigation to fight cost-shifts, from the State to the counties, for predisposition juvenile detention costs as recently enacted by the State Legislature.

II. PRESENT SITUATION

Juvenile detention is now paid by the State of Florida.

In the 2004 State Legislative Session, (SB 2564) directed that, effective October 1, 2004, each county, except some rural counties which are "fiscally constrained" under 288.06565 F.S., is to assume the cost of pre-disposition detention of juvenile residents of the county. (See Section V of this analysis for additional information on "fiscally constrained counties.)

Estimated annual cost to Miami-Dade County is \$11.7 million.

III. POLICY CHANGE AND IMPLICATION

Under the provisions of SB 2564:

- The State will continue to pay for juveniles who are not residents of a Florida county.
- The Department of Juvenile Justice (DJJ) will determine how much each county is to pay.
- Payment of an estimated amount is due to DJJ at the beginning of each month, and actual expense will be reconciled quarterly.
- The State CFO "shall withhold" any funds a county may be due from the State if the county is submitting insufficient funds.

IV. ECONOMIC IMPACT

\$11.7 million per year is DJJ's estimate for Miami-Dade County (handwritten p. 8).

V. COMMENTS AND QUESTIONS

Fiscally constrained counties

"Fiscally constrained county means a county designated as a rural area of critical economic concern under s. 288.0656 for which the value of a mill in the county is no more than \$3 million" 985.2155(1)(b) F.S. [The statute for the Rural Economic Development Initiative (REDI).]

A memorandum is appended as Attachment #1 that designated which communities were designated "areas of critical economic concern" under the REDI program.

Attachment: #1 Executive Office of the Governor Office of Tourism Trade & Economic Development memorandum of January 28, 2004.

Attachment #1

MEMORANDUM

EXECUTIVE OFFICE OF THE GOVERNOR OFFICE OF TOURISM TRADE & ECONOMIC DEVELOPMENT

DATE:

January 28, 2004

TO:

REDI Agencies

FROM:

Mary Helen Blakeslee

SUBJECT: UPDATE!! Communities eligible for the S.288.06561, F.S., (HB 1225) waiver. UPDATE!!

On August 15, 2003, I issued the annual memo identifying the communities eligible for the waiver of match requirements provided by Section 288.06561, Florida Statues. Since that time two additional communities from non-rural counties have applied for and received confirmation that they meeting the statutory criteria of experiencing at least three of the required factors of economic distress to greater degrees than the state as a whole. These two communities are the Town of Century (Escambia County) and the Town of Hastings (St. Johns County).

There have been no changes to the counties and communities listed as eligible in the August 15, 2003 memo. These counties and the incorporated municipalities within those counties continue to be eligible to request the waivers. In addition, the Cities of Pahokee, Belle Glade, and South Bay (Palm Beach County) and the Immokalee area (Collier County) designated as a federal Round II Enterprise Community are also eligible as they are part of the 2nd Rural Area of Critical Economic Concern.

Baker***, Bradford***, Calhoun*, Columbia***, DeSoto**, Dixie***, Flagler, Franklin*, Gadsden* Gilchrist***, Glades**, Gulf, Hamilton***, Hardee**, Hendry**, Highlands**, Holmes*, Jackson*, Jefferson***, Lafayette***, Levy***, Liberty*, Madison***, Nassau, Okeechobee**, Putnam***, Sumter, Suwannee***, Taylor***, Union***, Wakulla, Walton, and Washington*

- * 1st Rural Area of Critical Economic Concern
- ** 2nd Rural Area of Critical Economic Concern
- *** 3rd Rural Area of Critical Economic Concern

Please note that this fiscal year Nassau County DOES meet the eligibility requirements as they have three of the distress factors at higher levels than the state as a whole.

Any other rural city in an urban county may apply for the waiver, but must submit information documenting economic distress at higher levels than the state as a whole.

Thank you for your assistance in implementing this waiver for rural areas and if you have any questions, please don't hesitate to contact me.

ORDINANCE AMENDING SECTIONS 2-98.4 THROUGH 2-98.11 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA CONCERNING NUISANCE ABATEMENT; REVISING PURPOSE, DEFINITIONS, OPERATING PROCEDURES, THE PUBLIC NUISANCE ABATEMENT BOARD, HEARING PROCESS AND FEES AND COSTS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

Miami-Dade Police Department

I. SUMMARY

This proposed ordinance would amend the Chapter 2 of the Code to:

- Increases authorities and broadens the range of included offenses under the Nuisance Abatement Ordinance (NAO) and of the Nuisance Abatement Board (NAB), including authority for the NAB to impose fines and issue subpoenas;
- Expands the NAB membership from 9 members to 13 members (one per commission district);
- Liberalizes NAB membership to permit non-residents of Miami-Dade County; and
- Expand NAO coverage to municipalities with which interlocal agreements have been executed.
- Authorizes retroactive application of the changes to the original date of adoption of the ordinance, or the dates of amendments to Florida Statutes, 893.138 that authorize the changes.

Item 4(A) Substitute incorporates changes to clarify the option for municipalities to apply the NAO within municipal boundaries subject to execution of an interlocal agreement for enforcement.

II. PRESENT SITUATION

After a premise is considered a public nuisance, the NAB can order the property owner to pay costs, but the NAB cannot impose fines.

NAB membership is now defined as 9 members

III. POLICY CHANGE AND IMPLICATION

To activities that can trigger a premise being determined to be a public nuisance:

- Adds "possession" of controlled substances, illegal "possession" of alcoholic beverages, and "other criminal activity as defined in federal laws and/or Florida Statutes, or violations of the Code of Miami-Dade County;"
- Reduces to one (1), the number of incidents of use "by a youth and criminal street gang for the purpose of conducting a pattern of your and criminal street gang activity" [previously required more than two (2) such uses];

PSC ITEM 4(A) & 4(A) Substitute July 20, 2004

- With premise use on more than two (2) occasions within 12 months:
 - o Adds "Manufacture, cultivation, or possession" of controlled substances "including, but not limited to substances and pharmaceuticals...any substance sold in lieu of a controlled substance...or any imitation controlled substance;"
 - o Clarifies prostitution includes "any violation of Florida Statutes Chapter 796, as it may be renumbered or amended from time to time;"
 - o Adds illegal "possession" of "containers, or open containers" of alcoholic beverages;
 - o Adds "as site of...dealing in stone property:"
 - o Adds "as site of juveniles in violation the Miami-Dade County Juvenile Curfew Ordinance;"
 - o Adds "as site in which Owner(s) and/or property is in violation of:"
 - Public Nuisances on Leased Property per the Code;
 - Minimum Vacant Housing Standards, Demolition of Uninhabited Structures Ordinances, Unsafe Buildings per the Code;
 - Unsanitary Health Nuisance Statutes per Florida Statutes and the Code;
 - Illegal dumping or illegal use of Property per Florida Statutes and the Code;
 - Environmental Protection Ordinance per the Code and violations of Florida Statutes and Federal Environmental (Nuisance) Laws;
 - False Alarm Ordinance violations with on a repeated basis six false alarm signals during two or more registration periods per the Code;
 - Place of habitation or feeding of Miami-Dade County Pit Bull Ordinance per the Code;
 - Illegal or Unlicensed Practice of Medicine, Dentistry, Funeral Services, or Health Care Services in Violation of Federal law and Florida Statutes...that may endanger the Public Health, Safety, and Welfare.

Add definitions for:

- Complaint to include any complaint or incident documented on a local, state, or federal law enforcement report, citation, warning notice, notarized affidavit, oral or written sworn statement, or reasonable belief (as substantiated by local, state, or federal law enforcement, judicial, or government officials);
- Owner to include property manager and business manager;
- Places/Premises to include, but not limited to, any residential, business, land, vacant lot, parking area, vessel, vehicle, area controlled by a homeowner or condominium or other similar association, or other property that comes within the control of business, or business enterprise, or other activity associated with a business; and
- Occasion to include each instance and/or day of activity.

<u>Updates notification processes</u> and adds that notification to a business owner may constitute notification to the property owner.

Adds subpoena power for the NAB and/or County Attorney.

PSC ITEM 4(A) & 4(A) Substitute July 20, 2004

<u>Increases NAB membership</u> to 13 (one per Commission District) in recognition that there are now 13 Commission Districts.

<u>Authorizes non-residents of Miami-Dade County to be NAB members</u> upon 2/3 vote of the BCC.

<u>Authorizes alternate NAB members</u> to be appointed by the Mayor, the County Manager, and the Director of MDPD or his designee subject to ratification by the BCC.

<u>Ties NAB members' terms to the term of the appointing commissioner</u> and sets 8 consecutive years as the term limit with ability to be reappointed after a 2-year hiatus.

Expands upon NAB hearing processes.

Provides authority for the NAB to consider the general reputation of the Owner(s) or their associates, employees, or tenants, and evidence concerning other properties that may be owned, managed, or controlled by the Owner(s).

Establishes a Prehearing Settlement process.

Authorizes the NAB to order fines in increments of \$250 or...higher or lesser amount as it deems appropriate and necessary, per incident and/or day of noncompliance.... not exceed[ing] \$15,000 (or a total amount as allowed by Florida Statute 893.138, as amended) each time a premises is declared a public nuisance. [See Attachment #1 for a copy of Florida Statute 893.138.]

Enforcement provisions specify:

- o A \$250 fine for each day the Owner does not comply with the Board's Order or the property continues to be a public nuisance; and
- A \$500 fine and/or imprisonment in the county jail for not more than 60 days for any person who hinders, or obstructs, any County or State Official, in the discharge of duties...in carrying out the Orders of the Board.

Authorizes the NAB to recover costs for monitoring of the premises and/or investigation of all incidents and/or conditions....Costs include those of other departments and may include other Municipal, State, Federal Law Enforcement or Government Agency.

Removes the one year requirement before the County may foreclose on an unpaid lien.

Sets 18% per annum as the interest rate to accrue on unpaid costs and/or fines.

IV. ECONOMIC IMPACT

The County Manager states in an undated memorandum attached to the Item that "the revenue [from the proposed changes] cannot be accurately estimated in advance" except that a new Administrative Officer 1 position at MDPD to administer the program "will

PSC ITEM 4(A) & 4(A) Substitute July 20, 2004

result in cost savings" in excess of the anticipated \$85,000 salary and equipment needs for the position.

V. COMMENTS AND QUESTIONS

The broadness of some of the proposed provisions, and the absence of any exemptions, may have unintended consequences such as if someone were to use the broadened definitions to file NAO complaints about covered activities that take place at public facilities, like parks.

The extent of the expansion of NAO infractions and NAB authorities may give rise to concern from a civil liberties perspective.

Attachment #1

Select Year: 2003

Go

The 2003 Florida Statutes

Title XLVI

Chapter 893

View Entire Chapter

CRIMES

DRUG ABUSE PREVENTION AND CONTROL

893.138 Local administrative action to abate drug-related, prostitution-related, or stolen-property-related public nuisances and criminal street gang activity.--

- (1) It is the intent of this section to promote, protect, and improve the health, safety, and welfare of the citizens of the counties and municipalities of this state by authorizing the creation of administrative boards with authority to impose administrative fines and other noncriminal penalties in order to provide an equitable, expeditious, effective, and inexpensive method of enforcing ordinances in counties and municipalities under circumstances when a pending or repeated violation continues to exist.
- (2) Any place or premises that has been used:
- (a) On more than two occasions within a 6-month period, as the site of a violation of s. 796.07;
- (b) On more than two occasions within a 6-month period, as the site of the unlawful sale, delivery, manufacture, or cultivation of any controlled substance;
- (c) On one occasion as the site of the unlawful possession of a controlled substance, where such possession constitutes a felony and that has been previously used on more than one occasion as the site of the unlawful sale, delivery, manufacture, or cultivation of any controlled substance;
- (d) By a criminal street gang for the purpose of conducting a pattern of criminal street gang activity as defined by s. 874.03; or
- (e) On more than two occasions within a 6-month period, as the site of a violation of s. <u>812.019</u> relating to dealing in stolen property

may be declared to be a public nuisance, and such nuisance may be abated pursuant to the procedures provided in this section.

- (3) Any county or municipality may, by ordinance, create an administrative board to hear complaints regarding the nuisances described in subsection (2). Any employee, officer, or resident of the county or municipality may bring a complaint before the board after giving not less than 3 days' written notice of such complaint to the owner of the place or premises at his or her last known address. After a hearing in which the board may consider any evidence, including evidence of the general reputation of the place or premises, and at which the owner of the premises shall have an opportunity to present evidence in his or her defense, the board may declare the place or premises to be a public nuisance as described in subsection (2).
- (4) If the board declares a place or premises to be a public nuisance, it may enter an order requiring the owner of such place or premises to adopt such procedure as may be appropriate under the circumstances to abate any such nuisance or it may enter an order immediately prohibiting:
- (a) The maintaining of the nuisance;

- (b) The operating or maintaining of the place or premises, including the closure of the place or premises or any part thereof; or
- (c) The conduct, operation, or maintenance of any business or activity on the premises which is conducive to such nuisance.
- (5) An order entered under subsection (4) shall expire after 1 year or at such earlier time as is stated in the order.
- (6) An order entered under subsection (4) may be enforced pursuant to the procedures contained in s. 120.69. This subsection does not subject a municipality that creates a board under this section, or the board so created, to any other provision of chapter 120.
- (7) The board may bring a complaint under s. 60.05 seeking temporary and permanent injunctive relief against any nuisance described in subsection (2).
- (8) This section does not restrict the right of any person to proceed under s. <u>60.05</u> against any public nuisance.
- (9) As used in this section, the term "controlled substance" includes any substance sold in lieu of a controlled substance in violation of s. <u>817.563</u> or any imitation controlled substance defined in s. <u>817.564</u>.
- (10) The provisions of this section may be supplemented by a county or municipal ordinance. The ordinance may include, but is not limited to, provisions that establish additional penalties for public nuisances, including fines not to exceed \$250 per day; provide for the payment of reasonable costs, including reasonable attorney fees associated with investigations of and hearings on public nuisances; provide for continuing jurisdiction for a period of 1 year over any place or premises that has been or is declared to be a public nuisance; establish penalties, including fines not to exceed \$500 per day for recurring public nuisances; provide for the recording of orders on public nuisances so that notice must be given to subsequent purchasers, successors in interest, or assigns of the real property that is the subject of the order; provide that recorded orders on public nuisances may become liens against the real property that is the subject of the order; and provide for the foreclosure of property subject to a lien and the recovery of all costs, including reasonable attorney fees, associated with the recording of orders and foreclosure. No lien created pursuant to the provisions of this section may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. Where a local government seeks to bring an administrative action, based on a stolen property nuisance, against a property owner operating an establishment where multiple tenants, on one site, conduct their own retail business, the property owner shall not be subject to a lien against his or her property or the prohibition of operation provision if the property owner evicts the business declared to be a nuisance within 90 days after notification by registered mail to the property owner of a second stolen property conviction of the tenant. The total fines imposed pursuant to the authority of this section shall not exceed \$15,000. Nothing contained within this section prohibits a county or municipality from proceeding against a public nuisance by any other means.

History.--s. 7, ch. 87-243; s. 2, ch. 90-207; s. 1, ch. 91-143; s. 6, ch. 93-227; s. 1, ch. 94-242; s. 42, ch. 96-388; s. 1829, ch. 97-102; s. 1, ch. 97-200; s. 2, ch. 98-395; s. 1, ch. 2000-111; s. 5, ch. 2001-66.

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